

RESIDENCE FOR MR. CARL ADAMS



O A K L E Y & O A K L E Y
A R C H I T E C T S & E N G I N E E R S
7 7 0 0 E D G E W A T E R D R I V E, S T E. 6 1 5
O A K L A N D, C A 9 4 6 2 1
5 1 0 . 5 6 2 . 6 0 2 8
F A X 5 1 0 . 5 6 2 . 6 0 4 3

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SITE & DEMOLITION PLAN

| | |
|----------------|-----------|
| Project number | 2013-63 |
| Date | 1/17/2014 |
| Drawn by | STAFF |
| Checked by | G O |

EA1

Scale $\frac{1}{8}$ " = 1'-0"

ABBREVIATIONS

| | | | |
|---------|-----------------------|----------|------------------------|
| & | AND | GYP. | GYPSUM |
| L | ANGLE | HORIZ. | HORIZONTAL |
| @ | AT | HGT. | HEIGHT |
| # | POUND OR NUMBER | INSUL. | INSULATION |
| (E) | EXISTING | INT. | INTERIOR |
| (N) | NEW | JT. | JOINT |
| ADJ. | ADJUSTABLE | LAB. | LABORATORY |
| AGGR. | AGGREGATE | LAM. | LAMINATE |
| APPROX. | APPROXIMATE | LAV. | LAVATORY |
| ARCH. | ARCHITECT | LKR. | LOCKER |
| BLDG. | BUILDING | LT. | LIGHT |
| BLK. | BLOCK | LT. WT. | LIGHT WEIGHT |
| BLKG. | BLOCKING | MAX. | MAXIMUM |
| BM. | BEAM | MECH. | MECHANICAL |
| BOT. | BOTTOM | MEMB. | MEMBRANE |
| CEM. | CEMENT | MET. | METAL |
| CLG. | CEILING | MISC. | MISCELLANEOUS |
| CLR. | CLEAR | M.O. | MASONRY OPENING |
| C.J. | CONSTRUCTION JOINT | MUL. | MULLION |
| COL. | COLUMN | N. | NORTH |
| CONC. | CONCRETE | N.I.C. | NOT IN CONTRACT |
| CONN. | CONNECTION | NO. OR # | NUMBER |
| CONSTR. | CONSTRUCTION | NOM. | NOMINAL |
| CONT. | CONTINUOUS | N.T.S. | NOT TO SCALE |
| CTSK. | COUNTERSUNK | O.C. | ON CENTER |
| CTR. | CENTER | O.D. | OUTSIDE DIAMETER (DIM) |
| DBL. | DOUBLE | OPNG. | OPENING |
| DEPT. | DEPARTMENT | OPP. | OPPOSITE |
| DET. | DETAIL | PRCST. | PRECAST |
| DIA. | DIAMETER | PL. | PLATE |
| DIM. | DIMENSION | PLAS. | PLASTER |
| DN. | DOWN | PLYWD. | PLYWOOD |
| DWG | DRAWING | PT. | POINT |
| E. | EAST | PTN. | PARTITION |
| EA. | EACH | RM. | ROOM |
| E.J. | EXPANSION JOINT | R.O. | ROUGH OPENING |
| EL. | ELEVATION | S. | SOUTH |
| ELEC. | ELECTRICAL | SCHED. | SCHEDULE |
| ELEV. | ELEVATOR | SECT. | SECTION |
| EQ. | EQUAL | SHT. | SHEET |
| EQPT. | EQUIPMENT | SIM. | SIMILAR |
| EXIST. | EXISTING | SQ. | SQUARE |
| EXP. | EXPANSION | STD. | STANDARD |
| EXT. | EXTERIOR | STL. | STEEL |
| FDN. | FOUNDATION | STR. L. | STRUCTURAL |
| FIN. | FINISH | SUSP. | SUSPENDED |
| F.F. | FINISH FLOOR | SYM. | SYMMETRICAL |
| FL. | FLOOR | T.E.N. | TYPICAL EDGE NAILING |
| F.P. | FULL PENETRATION WELD | THK. | THICK |
| F.O.C. | FACE OF CONCRETE | T.W. | TOP OF WALL |
| F.O.F. | FACE OF FINISH | T. & B. | TOP AND BOTTOM |
| F.O.S. | FACE OF STUDS | T.O.F. | TOP OF FOOTING |
| FT. | FOOT OR FEET | T.O.S. | TOP OF STEEL |
| FTG. | FOOTING | TYP. | TYPICAL |
| FUT. | FUTURE | U.O.N. | UNLESS OTHERWISE NOTED |
| GA. | GAUGE | VERT. | VERTICAL |
| GALV. | GALVANIZED | W. | WEST |
| GND. | GROUND | W/ | WITH |
| GR. | GRADE | W/O | WITHOUT |
| GLB. | GLUE LAM BEAM | WP. | WEAKENED PLANE |
| | | WT. | WEIGHT |

DESIGN PARAMETERS

- 1 DESIGN LOADS ARE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, 2010 EDITION WITH THE FOLLOWING MINIMUM CRITERIA:

| | |
|--------------|-----------|
| ROOF DL..... | 18 P.S.F. |
| ROOF LL..... | 20 P.S.F. |

WIND, q_s FOR EXPOSURE C, MAX. SPEED = 120 M.P.H... 18.5 P.S.F.
SEISMIC..... SEE BELOW
BASE SHEAR, V SEE BELOW
- 2 DESIGN OF FOUNDATIONS IS BASED UPON THE FOLLOWING ASSUMED GEOTECHNICAL GEOTECHNICAL REPORT DATED JULY 18, 2013 BY EARTH SCIENCES CONSULTANTS , P.O. BOX 3410, SAN RAFAEL, CA 94912-3410. 415-2-383-2935
- 3 SPREAD FOOTINGS
MAXIMUM ALLOWABLE SOIL BEARING PRESSURES:

2000 P.S.F. FOR DEAD PLUS LIVE LOADS (DL+LL)
500 P.S.F. SKIN FRICTION AT DRILLED PIERS FOR ALL LOADS

SOIL BENEATH FOOTINGS, WALLS, PIER, GRADE BEAMS AND SLABS-ON-GRADE SHALL BE UNDISTURBED MATERIAL, FREE OF WATER, FROST, AND FOREIGN DEBRIS, OR APPROVED STRUCTURAL FILL COMPACTED IN ACCORDANCE WITH THE SOILS REPORT AND SPECIFICATIONS WITH MINIMUM COMPACTION RESULTS AS FOLLOWS:

| | |
|-----------------------------------|----------------|
| FOOTINGS, WALLS..... | 90% ASTM D1557 |
| SLABS..... | 90% ASTM D1557 |
| UPPER SIX INCHES OF SUBGRADE..... | 95% ASTM D1557 |

GENERAL NOTES

THE FOLLOWING NOTES AND TYPICAL DETAILS APPLY TO ALL DRAWINGS UNLESS NOTED OTHERWISE.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

FRAMING CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE FRAMED SIMILAR TO THE DETAILS SHOWN FOR THE RESPECTIVE MATERIALS.

PROVIDE OPENINGS AND SUPPORTS FOR MECHANICAL EQUIPMENT, DUCTS, PIPING, VENTS, ETC. AS REQUIRED. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL OPENINGS AND EQUIPMENT NOT SHOWN ON STRUCTURAL DRAWINGS. ALL SUSPENDED EQUIPMENT TO BE PROVIDED WITH APPROVED LATERAL BRACING.

ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE 2007 EDITION OF THE CALIFORNIA BUILDING CODE AS ADOPTED BY THE DSA.

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OF THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.

DESIGN MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT/ENGINEER.

CONCRETE AND REINFORCING STEEL

GENERAL:

(A) NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE SLABS OR WALLS UNLESS SPECIFICALLY DETAILED.

(B) REFER TO ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS FOR ALL GROVES, ORNAMENTS, CLIPS, AND GROUNDS TO BE CAST IN CONCRETE.

AGGREGATES: NATURAL SAND AND ROCK AGGREGATES SHALL CONFORM TO ASTM C33.

THE MINIMUM 28 DAY STRENGTH AND TYPE OF CONCRETE SHALL BE AS FOLLOWS:

FOOTINGS AND GRADE BEAMS.....150 PCF, f'c 3000 PSI

SLABS ON GRADE.....150 PCF, f'c 3000 PSI

ALL OTHERS UNLESS NOTED.....150 PCF, f'c 3000 PSI

(A) ALL REBARS SHALL HAVE A CLASS B MINIMUM SPLICE LAP (2'-0" MIN.) UNLESS OTHERWISE NOTED.

(B) SPLICES OF HORIZONTAL REINFORCING IN WALLS SHALL BE STAGGERED.

(C) DOWELS FOR WALLS SHALL BE SAME SIZE AND SPACING AS THE WALL REINFORCEMENT AND SHALL LAP WITH THE WALL REBAR AS NOTED ABOVE UNLESS NOTED OTHERWISE.

MINIMUM CONCRETE COVERAGE: THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN ANY REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED:

SLABS ON EARTH.....CENTER OF SLAB

CURBS OR STEM WALLS.....CENTER OF WALL

WALLS ABOVE GRADE - EXTERIOR FACE.....2"

WALLS ABOVE GRADE - INTERIOR FACE.....1"

CONC. BELOW GRADE-POURED AGAINST EARTH..3"

CONCRETE BELOW GRADE-FORMED.....2"

REINFORCING STEEL IN STRUCTURAL SLABS, WALLS, AND FOOTINGS SHALL CONFORM TO ASTM-A615. GRADE 60, EXCEPT REBAR SIZES NO. 3 AND 4 MAY BE GRADE 40.

WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D1.4-05.

REINFORCING FABRIC SHALL CONFORM TO ASTM-A185.

ANCHOR BOLTS, DOWELS, INSERTS, ETC. SHALL BE SECURLY TIED IN PLACE PRIOR TO THE PLACING OF ANY CONCRETE OR GROUT.

CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM STANDARD NO. C150-04.

SAND BLAST ALL AREA OF EXISTING REINFORCEMENT THAT IS RUSTED TO REMOVE RUST AND CORROSION. OBTAINS ENGINEER'S APPROVAL BEFORE CONCRETING IN ALL REINFORCING

STRUCTURAL STEEL

ALL STRUCTURAL STEEL DESIGN, MATERIALS, FABRICATION AND ERECTION SHALL CONFORM TO THE AISC SPECIFICATION, 13TH EDITION, THE AISC SPECIFICATION, LATEST EDITION, AND THE PROJECT SPECIFICATIONS.

ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36
ALL MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36
UNLESS OTHERWISE NOTED. PIPE COLUMNS SHALL CONFORM TO ASTM A53.
TUBE STEEL COLUMNS SHALL CONFORM TO ASTM A500, GRADE B. LIGHT
GAGE STRUCTURAL FRAMING SHALL CONFORM TO ASTM A570, A611, OR A446.

ALL ANCHOR BOLTS SHALL BE ASTM A307. TYP U.N.O.

14 STUDS MAY BE BORED TO 33% OF WIDTH MAXIMUM. BORED HOLE SHALL BE LOCATED WITHIN THE CENTER OF THE SPAN. STUDS MAY NOT HAVE MORE THAN TWO BORED HOLES & SHALL HAVE A MIN SPACING OF 4'-0".

15 NOT USED

16 BORED HOLE SHALL NOT BE LOCATED AT THE SAME SECTION OF A STUD AS A CUT OR NOTCH.

17 PROVIDE DOUBLE JOISTS UNDER PARTITIONS WHICH ARE PARALLEL TO THE JOISTS.

18 FOR NEW WOOD MEMBERS SISTERED NEXT TO EXISTING MEMBERS, MOISTURE CONTENT FOR NEW MEMBERS SHALL NOT EXCEED 15%

19. ALL GLULAM BEAMS TO BE 24F-V4. TYPICAL UNLESS NOTED OTHERWISE. BEAMS SHALL HAVE A MOISTURE CONTENT OF 12% AT TIME OF GLUING.

SPECIAL INSPECTION

OWNER SHALL SUBMIT PROPOSAL FOR SPECIAL INSPECTION WITH INSPECTORS QUALIFICATIONS TO THE CITY OF VALLEJO PRIOR TO THE START OF CONSTRUCTION.

PROVIDE SPECIAL INSPECTION IN ACCORDANCE WITH CBC 4-211(c) AT THE FOLLOWING:

ALL SHOP AND FIELD WELDING, ALL HIGH STRENGTH BOLTS, ALL GROUTED BOLTS, AND ALL CONCRETE WITH f'_c GREATER THAN OR EQUAL TO 3000 PSI AT 28 DAYS. GLB FABRICATION, STRUCTURE STEEL FABRICATION & WELDING,

ALL PROPOSALS FOR SPECIAL INSPECTIONS SHALL BE APPROVED BY THE CITY OF VALLEJO PRIOR TO THE START OF CONSTRUCTION. SPECIAL INSPECTIONS SHALL BE IN ACCORDANCE WITH CBC SECTION 2-111(c) AND 1704 AND T&I.

INSPECTION OF CONCRETE SHALL INCLUDE, BUT NOT BE LIMITED TO, INSPECTION OF REINFORCING STEEL SIZES, GRADES, LENGTHS AND PROPER PLACEMENT; TAKING TEST CYLINDERS AND INSURING PROPER PLACEMENT AND VIBRATION OF CONCRETE.

ALL WELDING SHALL BE INSPECTED BY AN APPROVED TESTING AGENCY IN ACCORDANCE WITH CBC SECTION 1704.3.1. SUBMIT REPORTS TO THE CITY OF VALLEJO.

ALL STRUCTURAL WOOD DETAILS SHALL BE INSPECTED BY AN APPROVED TESTING AGENCY IN ACCORDANCE WITH CBC SECTION 1707.3 SUBMIT REPORTS TO THE CITY OF VALLEJO.

NAILING SCHEDULE

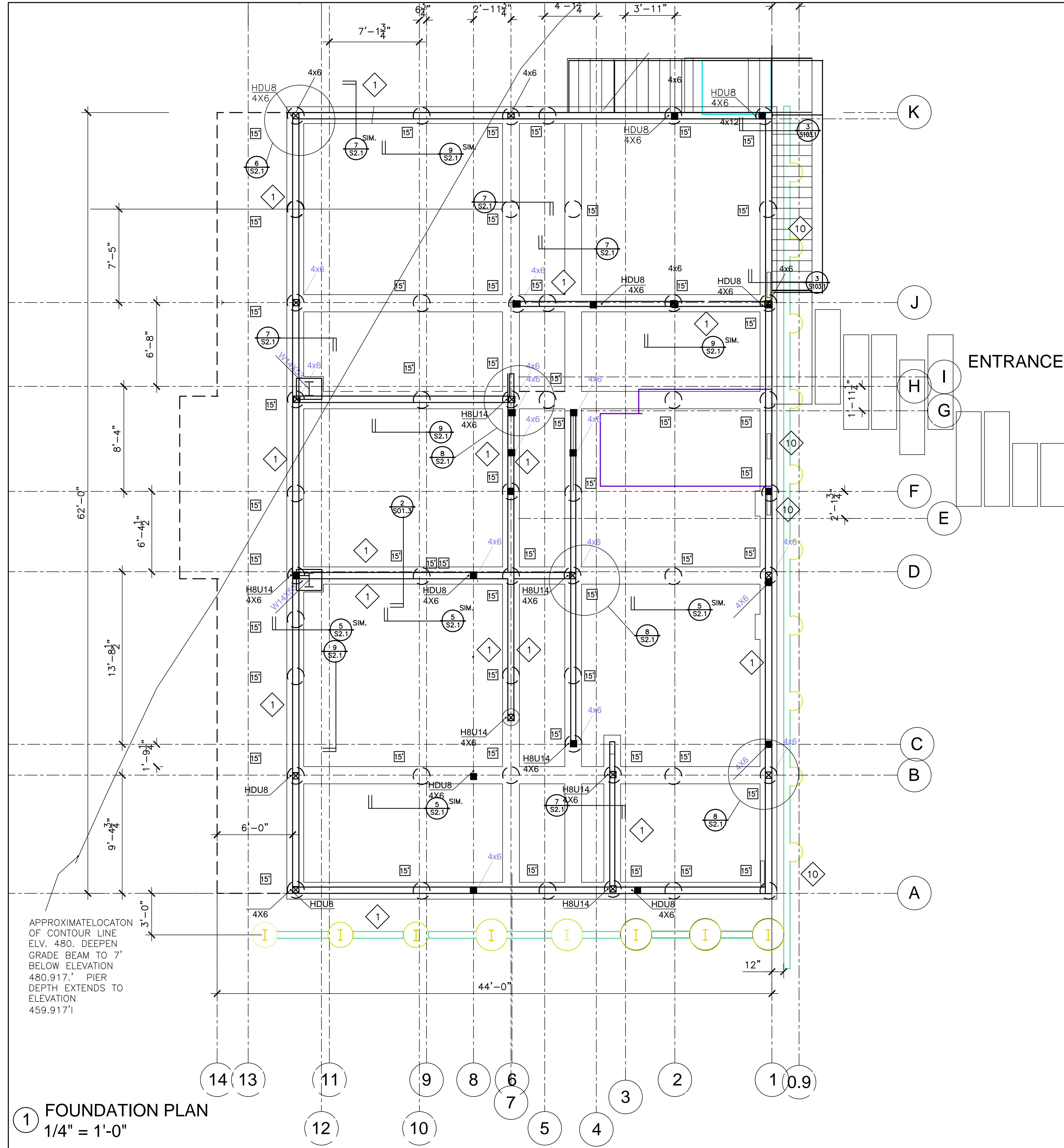
| CONNECTION | NAILING |
|---|----------------------------------|
| JOISTS OR RAFTERS TO SIDES OF STUDS EIGHT (8) INCH JOISTS OR LESS..... | 3-16D |
| FOR EACH ADDITIONAL FOUR (4) INCHES IN DEPTH OF JOIST..... | 1-16D |
| JOISTS OR RAFTERS AT ALL BEARINGS— TOE NAILS, EACH SIDE..... | 2-10D |
| CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL..... | 3-16D |
| CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL..... | 3-16D |
| BLOCKING BETWEEN JOISTS OR RAFTERS — TO JOIST OR RAFTERS — TOE NAILS EACH SIDE, EACH END..... | 2-10D |
| TO JOIST OR RAFTER BEARINGS — TOE NAILS, EACH SIDE..... | 3-10D |
| BLOCKING BETWEEN STUDS, EACH END..... | 2-10D TOE NAILS OR 2-16D |
| BRIDGING TO JOIST, TOE NAIL EACH END..... | 2-8D |
| SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL..... | 16D @ 24" o.c. |
| TOP PLATE TO STUD, END NAIL..... | 2-16D |
| STUD TO SOLE PLATE, TOE NAIL..... | 4-8D |
| DOUBLE STUDS, FACE NAIL..... | 16D @ 24" o.c. |
| TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL..... | 2-16D |
| DOUBLE TOP PLATES, FACE NAIL (4' FOR MINIMUM LAP)..... | 16D @ 12" o.c. |
| BUILT UP CORNER STUDS..... | 16D @ 24" o.c. |
| RIBBONS TO STUDS — ONE (1) INCH RIBBONS..... | 2-8D |
| TWO (2) INCH RIBBONS..... | 2-16D |
| CONTINUOUS HEADER, TWO PIECES..... | 16D @ 6" o.c. ALONG EACH EDGE |
| CONTINUOUS HEADER TO STUD, TOE NAIL..... | 4-8D |
| 1" BRACE TO EACH STUD AND PLATE, FACE NAIL..... | 2-8D |

NOTE: 1. WHERE POSSIBLE, NAILS DRIVEN PERPENDICULAR TO GRAIN
SHALL BE USED INSTEAD OF TOE NAILS.
2. USE 2-16D MINIMUM FOR ALL 2X WHERE NAILING IS NOT
SPECIFICALLY NOTED.
3. COMMON WIRE NAILS SHALL BE USED EXCEPT WHERE NOTED
OTHERWISE.

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GENERAL NOTES

| | |
|----------------|-----------|
| Project number | 2013-63 |
| Date | 1/17/2014 |
| Drawn by | STAFF |
| Checked by | J.O. |
| Scale | AS NOTED |

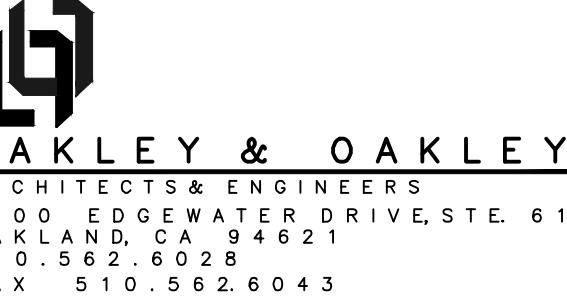


KEYNOTES

FOUNDATION NOTES

- SEE GENERAL NOTES ON SHEET S0.1.
- FOUNDATION PLAN IS TAKEN BELOW FIRST FLOOR LEVEL.
- SEE TYPICAL CONCRETE DETAILS ON SHEET S2.1.
- SEE ARCHITECTURAL DWGS. BY KADAMA/DISENO FOR TOP OF FLOOR ELEVATIONS.
- EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. NO MATERIAL IS TO BE EXCAVATED UNNECESSARILY.
- ALL FOUNDATION EXCAVATIONS MUST BE REVIEWED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
- VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION.
NOTIFY ARCHITECT PRIOR TO EXCAVATION IN THE EVENT SUCH UTILITIES ARE ENCOUNTERED.
- GRADE BEAM CONSTRUCTION, ELEVATIONS AND CONTROL JOINT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PLACING ANY CONCRETE.
- NOT USED.
- 0. SILL BOLTS AND/OR SHOT PINS ARE REQUIRED AT ALL STUD WALLS SHOWN ON STRUCTURAL DWGS.
 - 1. NOT USED.
 - 2. NOT USED.
 - 3. **15'** - DENOTES MINIMUM PIER DEPTH FOOTING, SEE FOUNDATION PLAN
 - 4. NEW EXTERIOR SLAB-ON-GRADE SHALL BE 4" THICK w/ #4 BARS AT 16" O.C., EA WAY o/ 2" OF SAND o/ A MIN. OF 4" OF FREE DRAINING GRAVEL

RESIDENCE FOR MR. CARL ADAMS



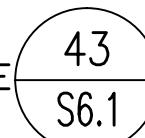
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FRAMING NOTES

- 1. SEE GENERAL NOTES ON SHEET S0.1.
- 2. SEE TYPICAL WOOD DETAILS ON SHEETS S6.1 AND S6.3.
- 3. NOT USED
- 4. STRUCTURAL WOOD WALLS SUPPORTING THE ROOF ARE SHOWN
THUS:  OR THUS:  WHERE PARAPET OCCURS. SEE
ARCHITECTURAL DRAWINGS FOR NON-LOAD BEARING PARTITIONS.
- 5. WHERE NEW METAL FRAMING CONNECTORS ARE REQUIRED, "SIMPSON"
CONNECTORS ARE DENOTED.
- 6. NOT USED.
- 7. SEE  FOR HEADER SIZES NOT CALLED OUT ON PLAN
S6.1
- 8. SEE ARCH. DWGS. FOR SLOPES OF ROOFS.
- 9. ALL GLULAM BEAMS 24F-V8
- 10. [X] INDICATES CAMBER IN GLULAM BEAMS
- 11. SEE ARCH. DWGS. FOR EXACT LOCATION OF WINDOWS AND DOORS.
- 12.  INDICATES NEW SHEAR WALL. SEE SCHEDULE ON SHEET S6.2.
- 13. ALL NEW WOOF FRAMED WALLS ARE MINUM 2X4 CO
STRUCTURE GRADE LUMBER. STUDS BELOW SECOND
FLOOR SRE MINUM 2X6 @ 16" O.C. CONCTRCTION
GRADE D.F.
- 14. TYP. U.N.O. USE 3x6 STUDS AT PANEL JOINTS AT SHEAR WALLS
- 15. ROOF SHEATHING IS 5/8" CDX STRUCTURAL 1 PLYWOOD
w/ 10d NAILS AT 4" o.c., PROVIDE BLOCKING.
FLOOR SHEATHING IS 3/4" CDX STRUCTURAL 1 PLYWOOD
w/ 10d NAILS AT 4" o.c., PROVIDE BLOCKING.
- 16. CONTINUOUS CMST12 STRAP. OVERLAP 3'-6" @ EACH END
TOP PLATES
PROVIDE BLOCKING @ BALLOON FRAMING AND ATTACH TO ROOF
- 17. U.N.O. TOP PLATE SPLICES ALONG GRIDLINES THAT ARE SHEARWALLS
SHALL BE CMST12 X 72"
- 18. USE 8'-0" LONG CMST12 BOTH WAYS, CENTER ON CORNER
BLOCK FLOOR JOISTS AS REQUIRED
- 19. PROVIDE BLOCKING @ 4'-0" O.C. IN-BETWEEN JOISTS

NER:
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FOUNDATION PLAN

| | |
|--------------|-----------|
| ct number | 2013-63 |
| | 1/17/2014 |
| n by | STAFF |
| ked by | J.O. |
| S01.1 | |
| e AS NOTED | |

1 SECOND FLOOR FRAMING PLAN
3/16" = 1'-0"

2 TYPICAL WALL SECTION 3/4" = 1'-0"

6 TYPICAL SECTION
3/4" = 1'-0"

4 TYPICAL SECTION 3/4" = 1'-0"

WHT 10322.00 JNL

TYPICAL SECTION

3/4" = 1'-0"

TYPICAL SECTION AT PARAPET
3/4" = 1'-0"

MAX. 3'-0"

4X6@12' FOR 3' HEIGHT, 4X4 FOR HEIGHTS 2' OR LESS,
'2X4 @ 12' FOR HEIGHTS 18" OR LESS.

10 16D

4X6X14" AT 4X6

CMST STRAP 12" LONG
8 16D @ 4X6 & 4X6 BLOCK
PLACE STRAP AT EA. SIDE
OF 4X6

10 16D

CMST1 EA.

MIN. ST6224
AT PLATE
AT 4X6

ROOF FRAMING PLAN NOTES

1. SEE GENERAL NOTES ON SHEET S0.1.

2. SEE TYPICAL WOOD DETAILS ON SHEET S6.1 AND S6.2.

3. SEE ARCHITECHTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS.

4. MARKS "TJI" ETC. INDICATE WOOD TRUSS JOIST.

5. NEW STRUCTURAL WOOD WALLS ARE SHOWN THUS: 
OR THUS:  ON PLAN AND SHALL BE AS FOLLOWS:
2X6 AT 16" o.c. FROM GROUND/FDN TO 2ND FLOOR
2X4 AT 16" o.c. FROM 2ND FLOOR TO THE ROOF.

USE 3X STUDS AT ALL PANEL JOINTS AT WOOD FRAMED SHEAR WALLS.
SEE ARCHITECTURAL DRAWINGS FOR NON-LOAD BEARING PARTITIONS.

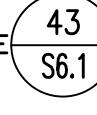
12
DE

6.  DENOTES (N) 15/32" THK. STRUCTURAL 1 PLYWOOD SHEAR WALL. AS REQUIRED. PLYWOOD EXTENDS FULL HEIGHT OF THE WALL.
SEE DETAILS AND SCHEDULE ON SHEET S8

7. FLOOR TO FLOOR HOLDOWN TIES ARE REQUIRED AT EACH END OF SHEAR WALL AND AT LOCATIONS NOTED THUS:  HD1 . ALL HOLDOWNS TO BE ON 4x6 POST U.N.O. SEE DETAILS ON SHEET S8

CONNECTORS ARE DENOTED.

9.  ON PLAN INDICATES 4X6 POST U.N.O.

10. SEE  FOR HEADER SIZES NOT CALLED OUT ON PLAN

11. SEE ARCH. DWGS. FOR SLOPES OF ROOFS/EXTERIOR DECKS.

12. ALL GLULAM BEAMS 24F-V4

13. [X] INDICATES CAMBER IN GLULAM BEAMS

14. SEE ARCH. DWGS. FOR EXACT LOCATION OF WINDOWS & DOORS.

15. ALL FLOOR JOIST ARE 11.875" DEEP U.N.O. WITHSTANDARD SHEATHING

16. AT SHEAR WALL TYPE  AND , PROVIDE HARDY PANEL PER THE WIDTHS INDICATED ON THE SHEAR WALL SCHEDULE SHOWN ON SHEET S6.2. PROVIDE ASSOCIATED HOLDOWNS, SILL ANCHORAGE AND SHEAR TRANSFER DETAILS PER THE MANUFACTURES STANDARD DETAILS.

17. WHERE NOTED ON PLAN AS "HP HD" INDICATES HARDY PANEL HOLDOWN. PROVIDE HARDY PANEL FLOOR TO FLOOR HOLDOWN PER THE MANUFACTURES STANDARD DETAILS.

18. WHERE NOTED ON PLAN AS "HP HD*" INDICATES HARDY PANEL HOLDOWN THAT RESTS ATOP A BEAM. PROVIDE HARDY PANEL FLOOR TO BEAM HOLDOWN PER THE MANUFACTURES STANDARD DETAILS.

19. FLOOR DRAIN

20. ALL TJI'S ARE TJI/360, TYP. U.N.O..

21. 4X6 POST FROM ABOVE

22. PROVIDE BLOCKING @ 4'-0" O.C. IN-BETWEEN JOISTS
BLOCK ALL PLYWOOD EDGES

23. DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS.

24. CONTINUOUS CMST12 STRAP. CENTER STRAP AT END OF BEAM
AND PROVIDE FULL BLOCKING AT FLOOR JOIST

25. NOT USED.

26. FOR STAIR 1 AND STAIR 2 FRAMING PLANS AND ELEVATIONS, SEE
SHEET S5.1.

27. INDICATES DRAG STRUT/CHORD USING CMST12 CONT. STRAP.

SEE  FOR CONNECTION INFO. EXTEND STRAP ACROSS\

ENTIRE DIAPHRAGM U.N.O.

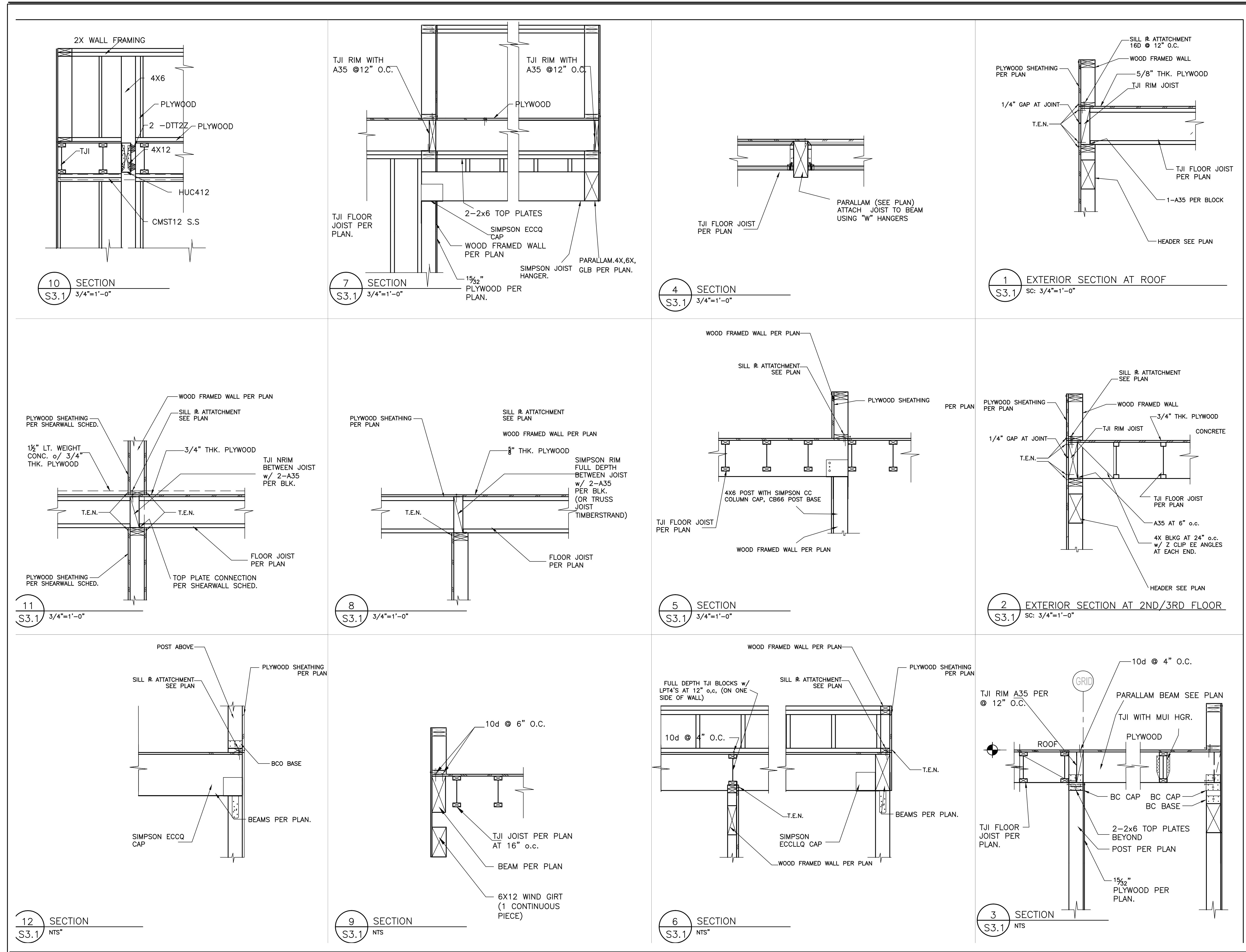
OWNER:
R. CARL ADAMS
333 JERILYNN AVENUE
CHMOND, CA 94806

SECOND FLOOR FRAMING PLAN

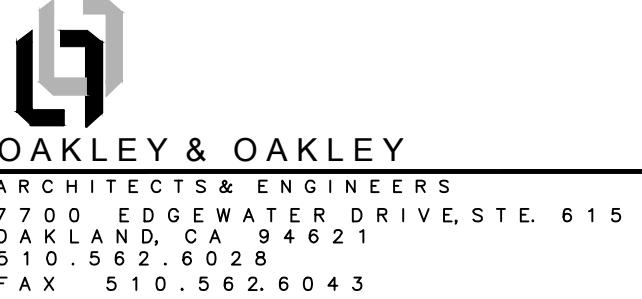
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| Object number | 2013-63 |
| Date | 1/17/2014 |
| Borrowed by | STAFF |
| Checked by | J.O. |

S01.3

AS NOTED



RESIDENCE FOR MR. CARL ADAMS



STRUCTURAL ENGINEERS:
OAKLEY & OAKLEY
7700 EDGEWATER DRIVE, SUITE 615
OAKLAND, CA 94621
Phone: 510-562-6028
Fax: 510-562-6043

CALIFORNIA GREEN CONSULTANT:
HASFRA BURT, AIA
2511 CASTRO VALLEY BLVD., SUITE 109
CASTRO VALLEY, CA 94546
510-830-4794



OWNER:
R. CARL ADAMS
333 JERILYNN AVENUE
RICHMOND, CA 94806

STRUCTURAL DETAILS

| | |
|----------------|-----------|
| Project number | 2013-63 |
| Date | 1/17/2014 |
| Borrowed by | STAFF |
| Checked by | J.O. |

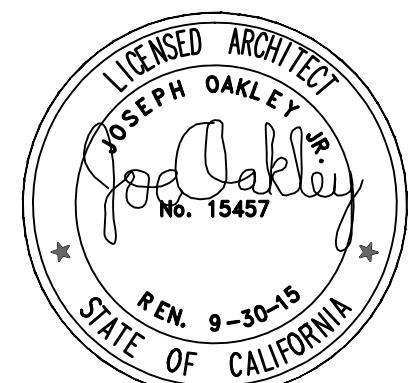
RESIDENCE FOR MR. CARL ADAMS



OAKLEY & OAKLEY
ARCHITECTS & ENGINEERS
700 EDGEWATER DRIVE, STE. 615
AKLND, CA 94621
10.562.6028
AX 510.562.6043

STRUCTURAL ENGINEERS:
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AKLAND, CA 94621
hone: 510-562-6028
ax: 510-562-6043

ALASKA GREEN CONSULTANT:
ASFRA BURT, AIA
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CASTRO VALLEY, CA 94546
10-830-4794



GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF PARTITION WALL, INTERIOR COLUMN/ WINDOW/ DOOR UNLESS OTHERWISE NOTED.
- B. FOR DOOR AND WINDOW KEYS REFER TO DOOR AND WINDOW SCHEDULE. SEE AXX.X
- C. PROVIDE WD. BLOCKING BEHIND GYPSUM BD. PARTITION FOR ATTACHMENT FOR ALL FIXTURE, FITTINGS, ART WORK & ACCESSORIES.
- D. PROVIDE WD. BLOCKING AT CEILING FOR BLINDS AT WINDOW WHERE REQUIRED.

OWNER:
R. CARL ADAMS
333 JERILYNN AVENUE
RICHMOND, CA 94806

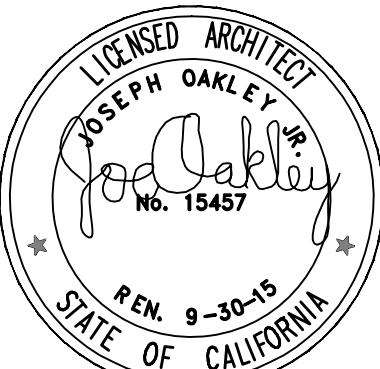
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|-------------|-----------|
| ject number | 2013-63 |
| e | 1/17/2014 |
| wn by | STAFF |
| checked by | J.O. |
| S3 | |
| ale | AS NOTED |

RESIDENCE FOR MR. CARL ADAMS



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408-830-4794

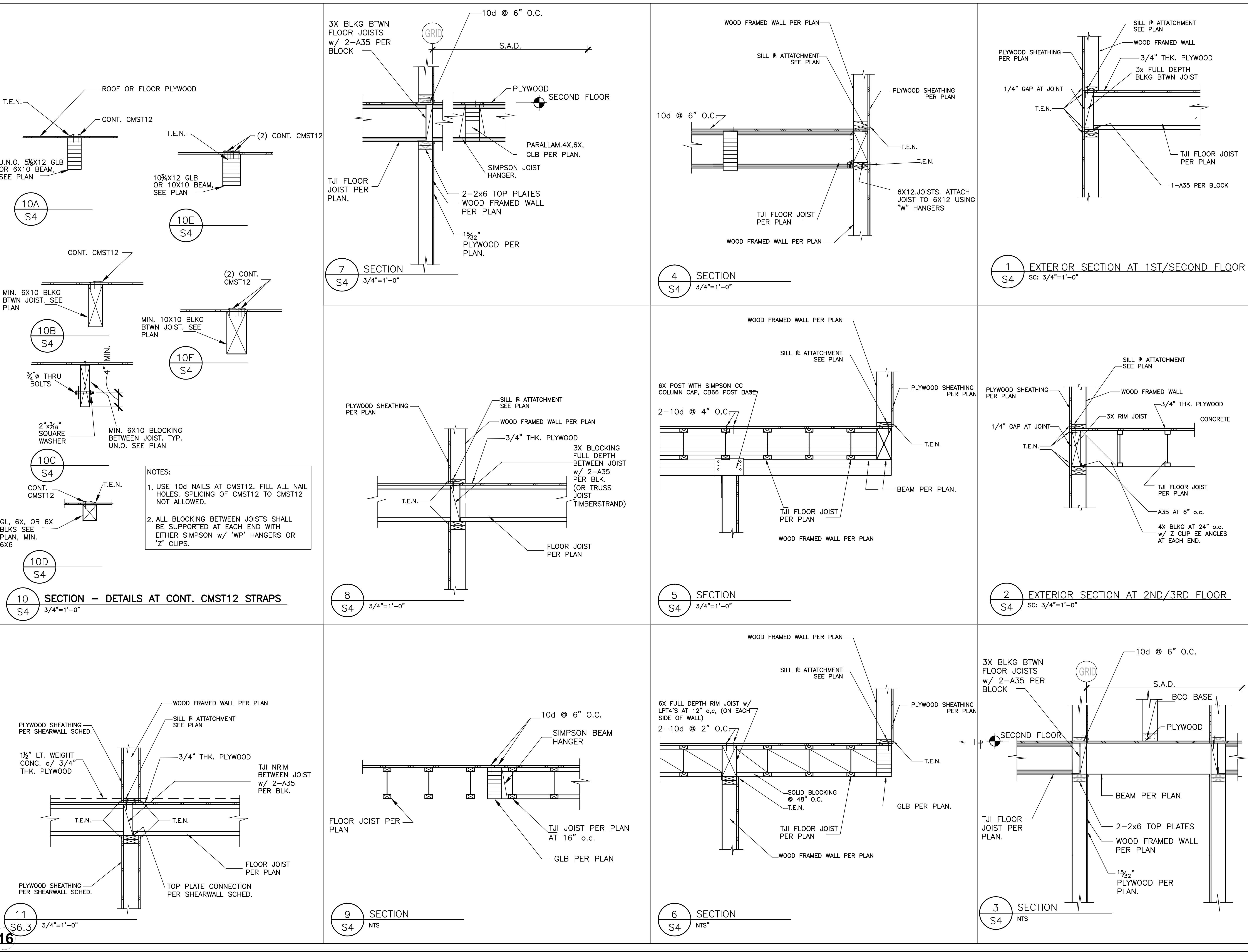


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OWNER:
R. CARL ADAMS
333 JERILYNN AVENUE
CHMOND, CA 94806

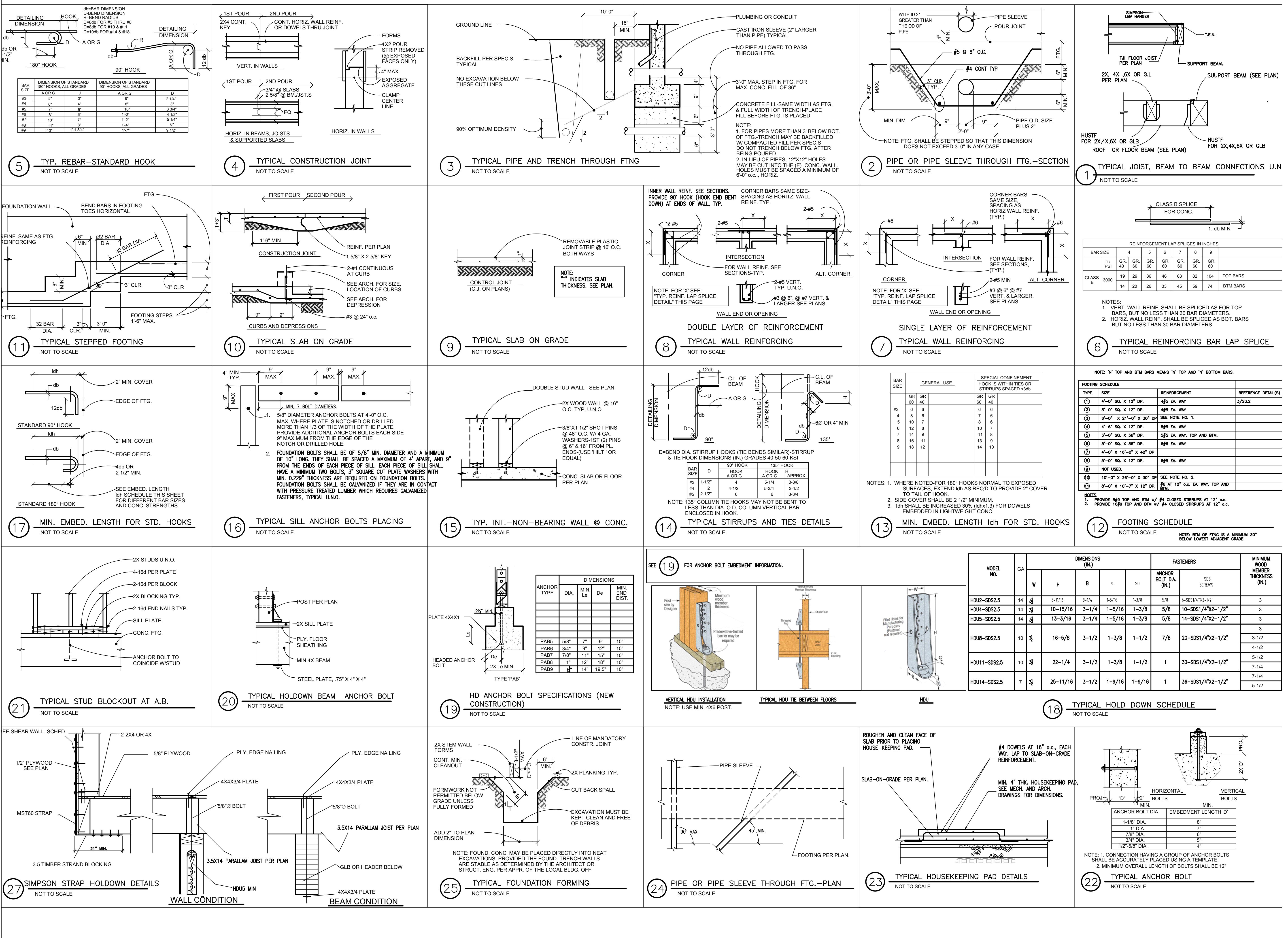
STRUCTURAL FRAMING DETAILS

| | |
|----------------|-----------|
| Project number | 2013-63 |
| Date | 1/17/2014 |
| Drawn by | STAFF |
| Checked by | J.O. |
| S4 | |
| Scale | AS NOTED |

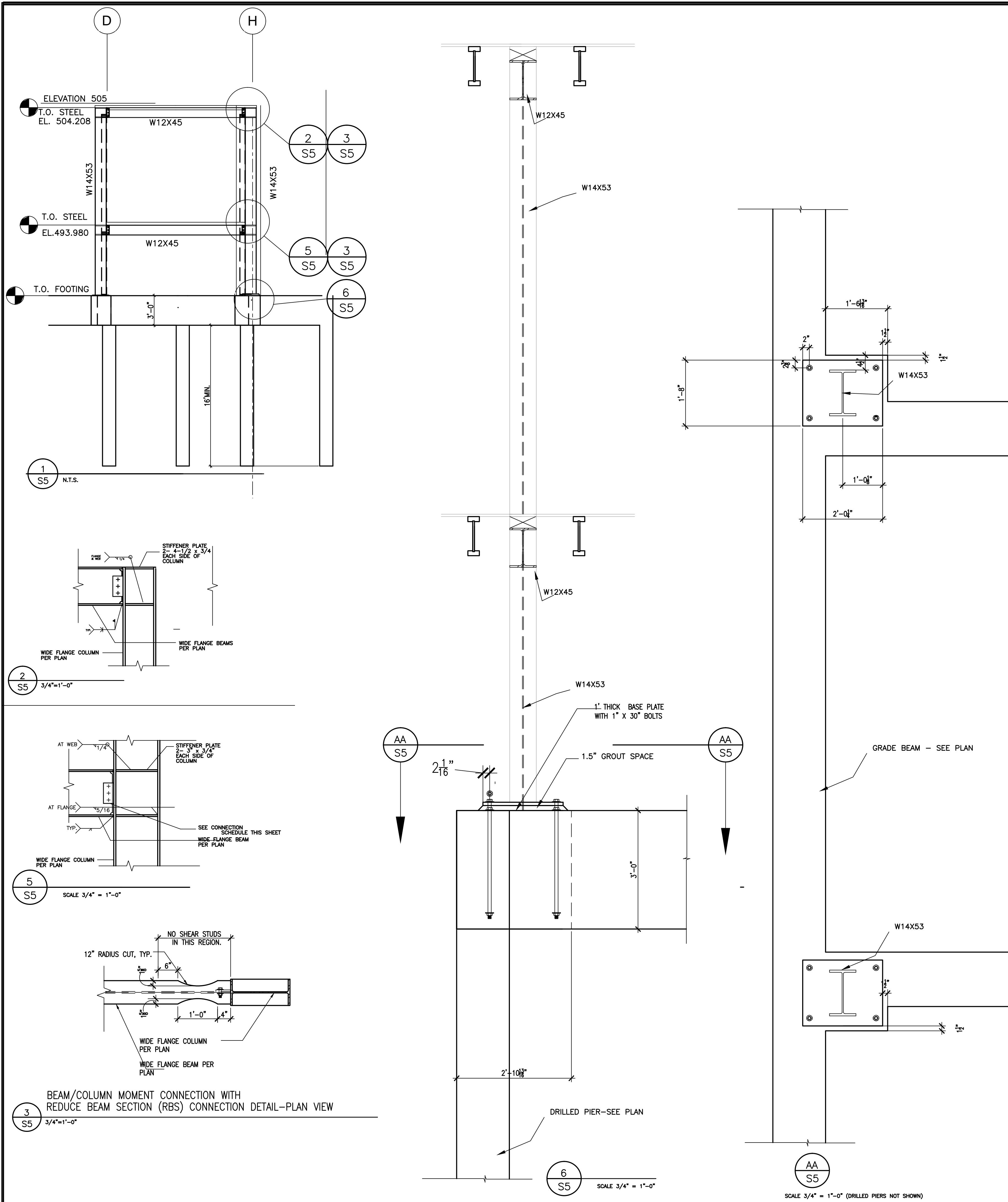


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DETAILS AT HARDY FRAMES



| Model Number | Net Height (in) | Depth (in) | Hold Down Diameter ¹ (in) | Screw Quantity | | | Screw Qty ⁴ Available at Edges (ea) |
|----------------------|-----------------|------------|--------------------------------------|----------------|-----------------------|--------------------------|--|
| | | | | Panel | Top ² (ea) | Bottom ³ (ea) | |
| HFX-12x8 thru 24x8 | 92-1/4 | | | 12" Width | 6 | 6 | 4 |
| HFX-12x9 thru 24x9 | 104-1/4 | | | 15" Width | 8 | 8 | |
| HFX-12x10 thru 24x10 | 116-1/4 | 3-1/2 | 1-1/8 | 18" Width | 10 | 10 | 5 |
| HFX-12x11 thru 24x11 | 128-1/4 | | | 21" Width | 12 | 12 | |
| HFX-12x12 thru 24x12 | 140-1/4 | | | 24" Width | 14 | 14 | |
| HFX-12x13 thru 24x13 | 152-1/4 | | | | | | 6 |

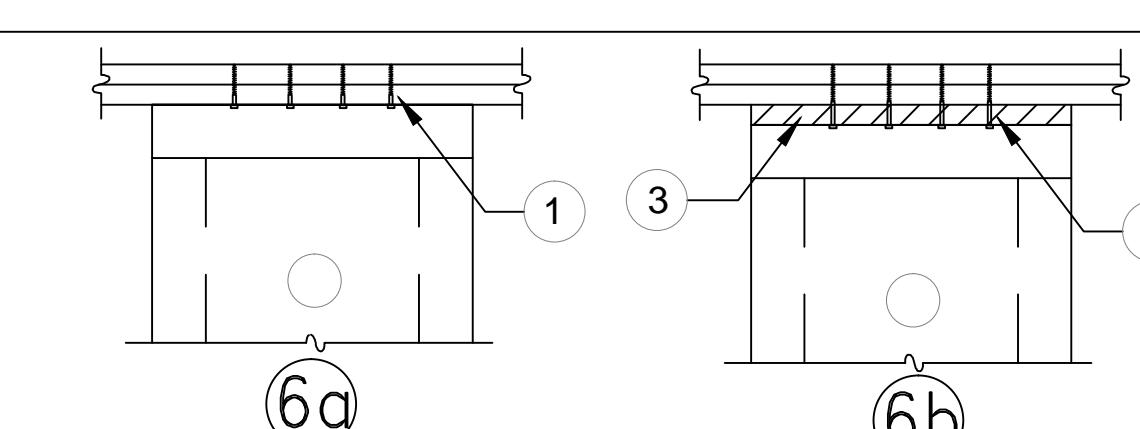
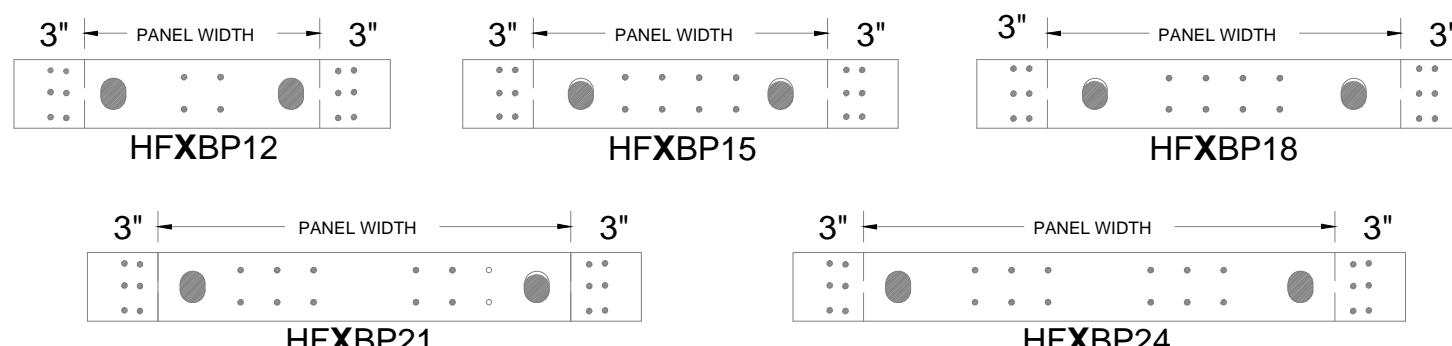
NOTE: HARDY FRAME[®] "STK" WASHERS ARE REQUIRED IN THE TOP OF PANELS WHEN CONNECTING TO A HOLD DOWN ROD FROM ABOVE. HARDY FRAME[®] "STK" PANELS INCLUDE STK WASHERS PRE-WELDED IN THE TOP CHANNEL.

- 1) Hold down bolts specified as Standard Grade (STD) must comply with ASTM F1554 Grade 36 (or equal). Hold down bolts specified as High Strength (HS) must comply with ASTM A 193 Grade B7 (or equal). HD bolts (both grades) connect to the base of the Panel above with one Hardened Round, two Flat or two SAE Washers and a Grade 8 Hex Nut (or equal). HD bolts (both grades) connect to the top channel of the Panel below with a *Hardy Frame*[®] Stacking (STK) Washer (may be pre-welded in a *Hardy Frame*[®] "STK" Panel), one Hardened Round, two Flat or two SAE Washers and a Grade 8 Hex Nut (or equal).
- 2) 1/4" diameter USP-WS Series screws (or equal). Length is 3" (minimum) when attaching directly to the collector and 4-1/2" (minimum) when installing a 2x filler above the Panel.
- 3) 1/4" diameter USP-WS Series screws (or equal). Length is 4-1/2" (minimum) through base of Panel and 3" (minimum) at *Hardy Frame*[®] Bearing Plate (HFXBP).
- 4) 1/4" diameter screws are required at the edges when installing a 4x filler above or when specified by the Design Professional.

INSTALLATION ON FLOOR SYSTEMS WITH HARDY FRAME[®] BEARING PLATE (HFXBP)

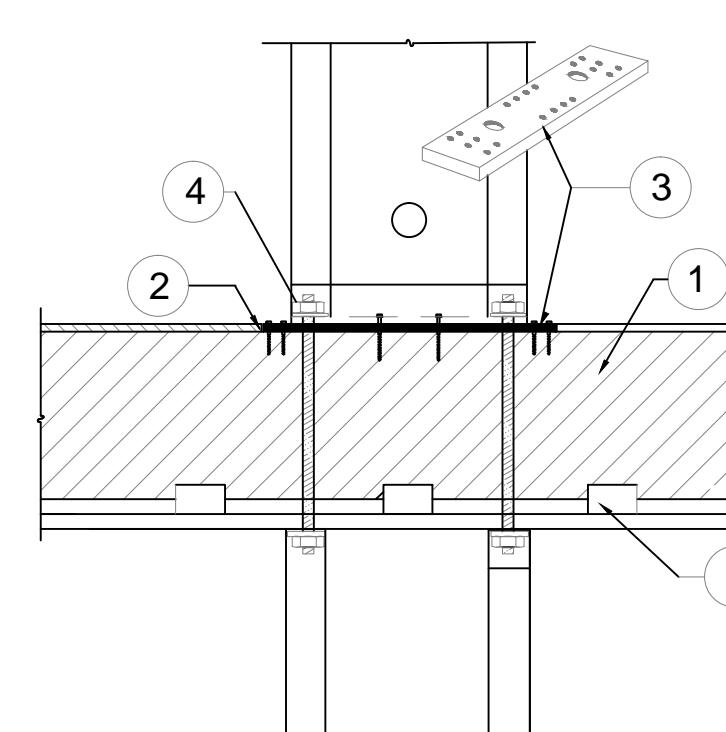
- A) Install a solid 4x (min) rim in floor system below Panel. Table values assume Engineered Wood Product (EWP).
- B) Notch floor sheathing and screw ends of HFXBP to rim with 1/4x3" (min) USP "WS" Series Screws (or equal).
- C) Install Panel on HFXBP, connect with threaded rod grade specified on plans and secure base of Panel with Hardened Round Washer and Grade 8 Nut (or equal). Nuts to be snug tight.
- D) When stacking to a Panel below, "STK" Panels include "STK" Washer, Hardened Round Washer and a Grade 8 Nut in the top channel of the Panel below.
- E) When more than 12 screws are required for minimum bottom screw quantity, install 1/4x4-1/2" Screws through Panel base and HFXBP into rim.
- F) For standard wall heights, install a 2x filler above Panel (Dtl 2-HFX2). For larger fillers see Dtl 10-HFX2.

NOTE: Installations may vary with specific job conditions and/or specifications by the Design Professional.



1. 1/4" x 3" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
2. 1/4" x 4-1/2" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
3. 2X WOOD FILLER.

TOP PLATE CONNECTIONS



1. 4x (MIN) RIM. TABLES SPECIFY ENGINEERED WOOD PRODUCT.
2. FLOOR SHEATHING NOTCHED FOR BEARING PLATE.
3. HARDY FRAME[®] BEARING PLATE. 16 EA. 1/4" DIA. X 3" (MIN) USP MP4 F CONNECTORS OR EQUAL AT EACH END. IF MORE THAN 12 EA. SCREWS ARE REQUIRED INSTALL 1/4" X 4-1/2" (MIN) SCREWS THROUGH BASE OF PANEL.
4. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS.
5. USP MP4 F CONNECTORS OR EQUAL BY BUILDING DESIGN PROFESSIONAL.

POSTS BELOW (11)

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2511 CASTRO VALLEY BLVD., SUITE 109
CASTRO VALLEY, CA 94546
510-830-4794



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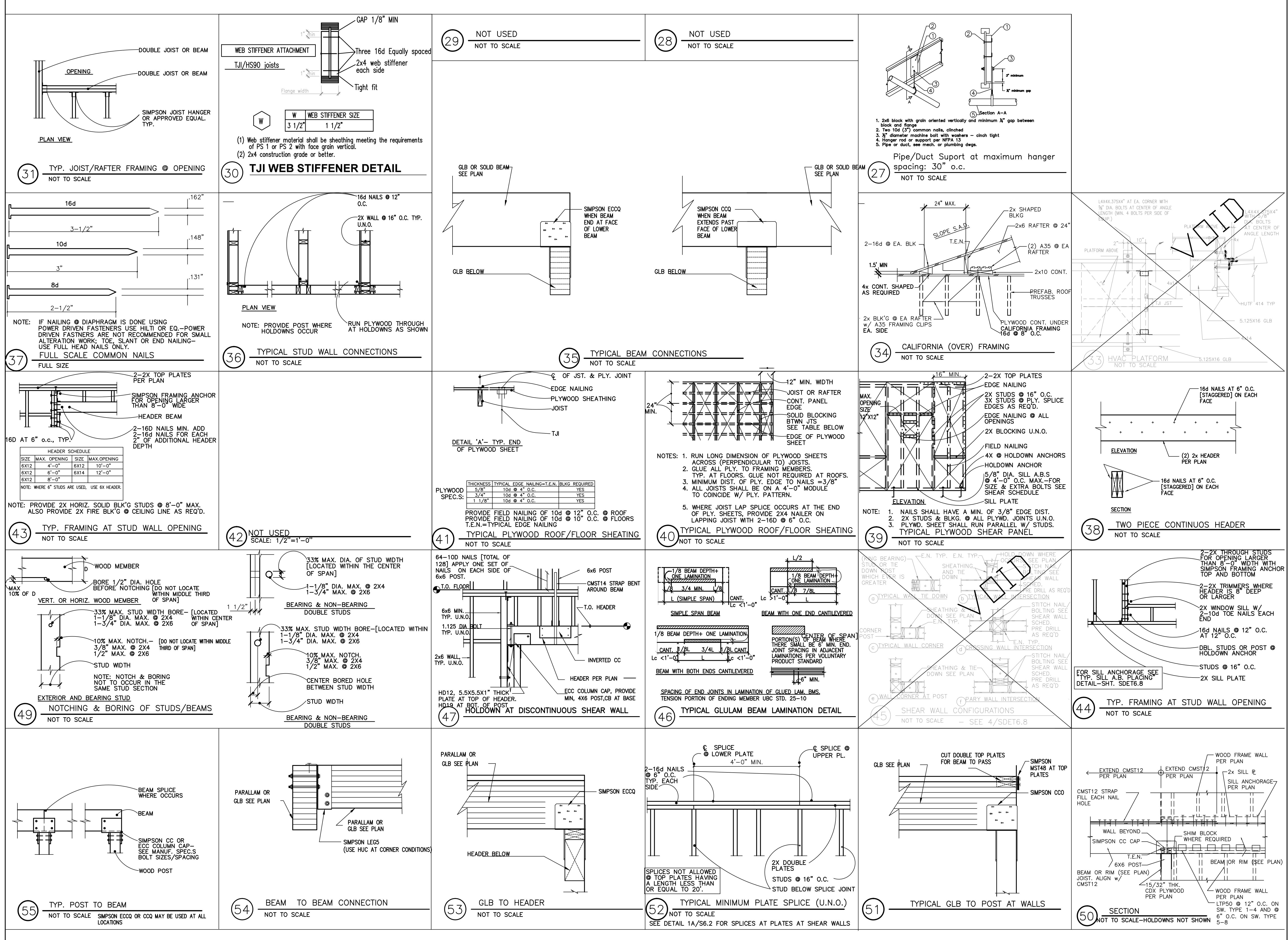
ER:
CARL ADAMS
3 JERILYNN AVENUE
MONTEBELLO, CA 90640

STANDARD WOOD FRAMING DETAILS

| | |
|-------------|-----------|
| Case number | 2013-63 |
| | 1/17/2014 |
| by | STAFF |
| ed by | J.O. |

S6.1

AS NOTED



RESIDENCE FOR MR. CARL ADAMS



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OWNER:
R. CARL ADAMS
333 JERILYNN AVENUE
RICHMOND, CA 94806

AS BUILT RETAINING WALL DETAILS

Project number 2013-63
Date 1/17/2014

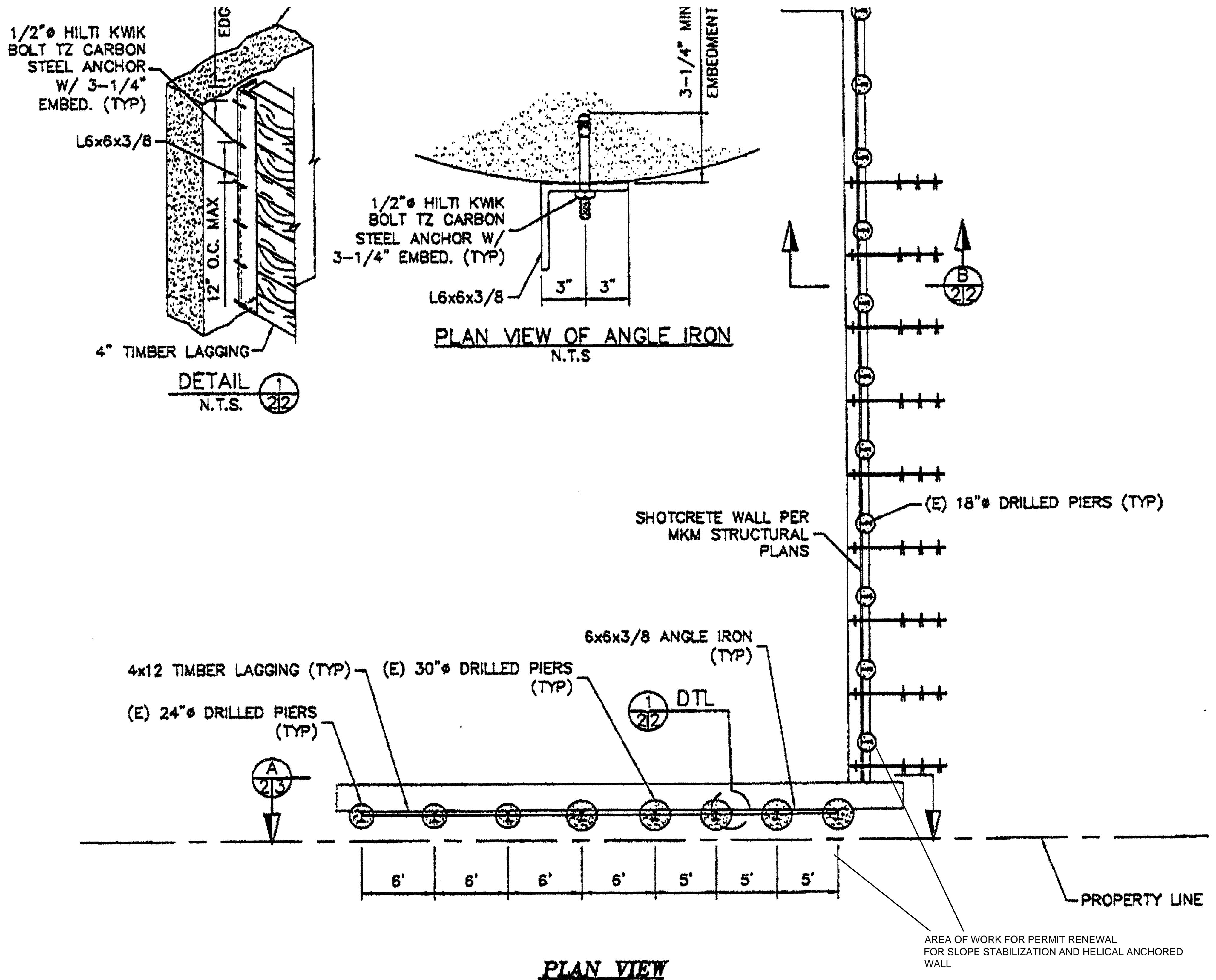
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| Entered by | STAFF |
| Entered on | 1/17/2014 |

checked by J.O.
68/8

S2/2

scale AS NOTED

11. *What is the primary purpose of the following statement?*



**NOTE: WARRANTY OF EXISTING CONSTRUCTION IS
NOT INCLUDED IN SCOPE OF WORK**

EL 500'-0"

CAP BEAM, WHALERS,
AND SHOTCRETE TO BE
COMPLETED UNDER
FOUNDATION PERMIT

SHOTCRETE REINFORCEMENT
PER MKM & ASSOCIATES
STRUCTURAL PLANS

MIRADRAIN & DRAIN PIPE PER
MKM & ASSOCIATES
STRUCTURAL PLANS

(E) HELICAL ANCHOR

EL 480'-11"

SECTION B
N.T.S. 22

1/17/2014
y STAFF

S2/2

ADAMS RESIDENCE
6333 JERILYNN AVENUE
RICHMOND, CA.
TEMPORARY EROSION CONTROL/
LAGGING PLAN

RESIDENCE FOR MR. CARL ADAMS



O A K L E Y & O A K L E Y
A R C H I T E C T S & E N G I N E E R S
7 7 0 0 E D G E W A T E R D R I V E, S T E. 6 1 5
O A K L A N D, C A 9 4 6 2 1
5 1 0 . 5 6 2 . 6 0 2 8
F A X 5 1 0 . 5 6 2 . 6 0 4 3

STRUCTURAL ENGINEERS:
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510-830-4794



OWNER:
MR. CARL ADAMS
6333 JERILYNN AVENUE
RICHMOND, CA 94806

AS BUILT RETAINING WALL DETAILS

Project number 2013-63
Date 1/17/2014

| | |
|------------|-----------|
| Date | 1/17/2014 |
| Drawn by | STAFF |
| Planned by | LC |

Checked by J.C.

SH 1 3/3

Scale AS NOTED

11. *What is the primary purpose of the following statement?*

Scale

**TEMPORARY EROSION CONTROL
LAGGING PLAN**

SECTION A (N.T.S.)

GRADE EL. 500'-0"

6-1/2" THICK 2,500 PSI SHOTCRETE W/ 4x4 W4.0 ASTM A185 WELDED WIRE MESH

CUT LINE EL. 480'-11"

PIERS AND SOLDIER PILES HAVE BEEN COMPLETED. FIELD VERIFY ALL CONDITIONS

SECTION A (N.T.S.)

4x12 TIMBER LAGGING (TYP)

(E) 30" Ø DRILLED PIERS W/ ENCASED W10x26 (TYP)

(E) 24" Ø DRILLED PIERS W/ ENCASED W10x19 (TYP)

L6x6x3/8 ANGLE IRON ANCHORED TO (E) PIER ABOVE SHOTCRETE WALL (TYP)

SECTION B (N.T.S.)

4x12 TIMBER LAGGING

(E) W10 PILE (SHOWN BEYOND)

GRADE EL. 500'-0"

LAGGING AND SHOTCRETE TO BE COMPLETED UNDER FOUNDATION PERMIT

(E) 30" OR 24" Ø DRILLED PIER

6-1/2" THICK 2,500 PSI SHOTCRETE W/ 4x4 W4.0 ASTM A185 WELDED WIRE MESH

MIRADRAIN

3' LONG #5 DOWELS @ 18" O.C. EPOXY INTO (E) CONCRETE PIER

DRAIN PIPE PER MKM & ASSOCIATES STRUCTURAL PLANS (TYP)

SECTION C (N.T.S.)

SECTION D (N.T.S.)

12" EMBED

MIRADRAIN

3' LONG #5 DOWELS @ 18" O.C. EPOXY INTO (E) CONCRETE PIER

6-1/2" THICK 2,500 PSI SHOTCRETE W/ 4x4 W4.0 ASTM A185 WELDED WIRE MESH

NOTE: TIMBER LAGGING NOT SHOWN FOR CLARITY

0 4' 8'

SCALE: 1/8" = 1'

**NOTE: WARRANTY OF EXISTING CONSTRUCTION IS
NOT INCLUDED IN SCOPE OF WORK**

RESIDENCE FOR MR. CARL ADAMS



O A K L E Y & O A K L E Y
A R C H I T E C T S & E N G I N E E R S
7 7 0 0 E D G E W A T E R D R I V E, S T E. 6 1 5
O A K L A N D, C A 9 4 6 2 1
5 1 0 . 5 6 2 . 6 0 2 8
F A X 5 1 0 . 5 6 2 . 6 0 4 3

STRUCTURAL ENGINEERS:
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10-830-4794



OWNER:
MR. CARL ADAMS
6333 JERILYNN AVENUE
RICHMOND, CA 94806

PROPERTY LINE

III (40K) INCLINED HELICAL ANCHOR

23 TOTAL

• (65) TOTAL
• VERTICAL HELICAL ANCHOR
WITH LATERAL RESISTANCE DEVICE "LRD"
(5) TOTAL

NOTE: DESIGN LOADS FOR HELICAL ANCHORS ARE SHOWN THUS: (40) Proj...

AS BUILT RETAINING WALL DETAILS

| | |
|----------------|-----------|
| Project number | 2013-63 |
| Date | 1/17/2014 |
| Drawn by | STAFF |
| Checked by | J.O. |
| S10 | |
| Scale | AS NOTED |

FOUNDATION PLA

FOUNDATION PLAN

**NOTE: WARRANTY OF EXISTING CONSTRUCTION IS
NOT INCLUDED IN SCOPE OF WORK**

OUTLINE OF PROPOSED 2 STORY RESIDENCE

FOUNDATION PLAN

Dimensions: 32' wide by 20' deep. Foundation walls are 8' high. Spacing between columns: (4) SPACES @ 6'-0" and (3) SPACES @ 5'-0".

CROSS-SECTION DETAILS

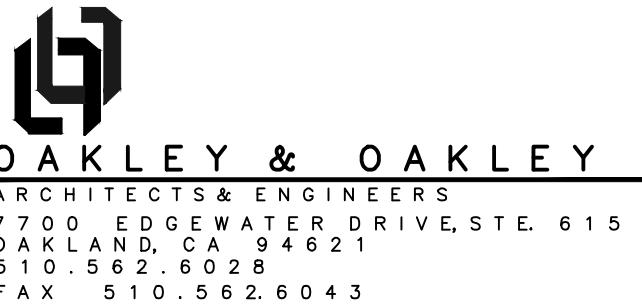
Vertical dimensions: 5'-0" (2 PILES) and 3'-0" (3 PILES).

Annotations:

- #5 DOWELS @ 18" O.C. TYPICAL WHERE SHOWN SEE 7 SD3
- 12"
- EDGE OF CAP BEAM ABOVE
- 23 SD3
- 23 SD4
- 12"
- EDGE OF CAP BEAM ABOVE
- 19 SD3 & 22 SD3
- 15 SD3
- 9 SD3
- AREA OF WORK FOR PERMIT RENEWAL FOR SLOPE STABILIZATION, AND HELICAL ANCHORED WALL, AND SOLDIER PILE WALL
- ADJACENT RESIDENCE (SHOWN CROSS HATCHED)

ELEVATION

RESIDENCE FOR MR. CARL ADAMS



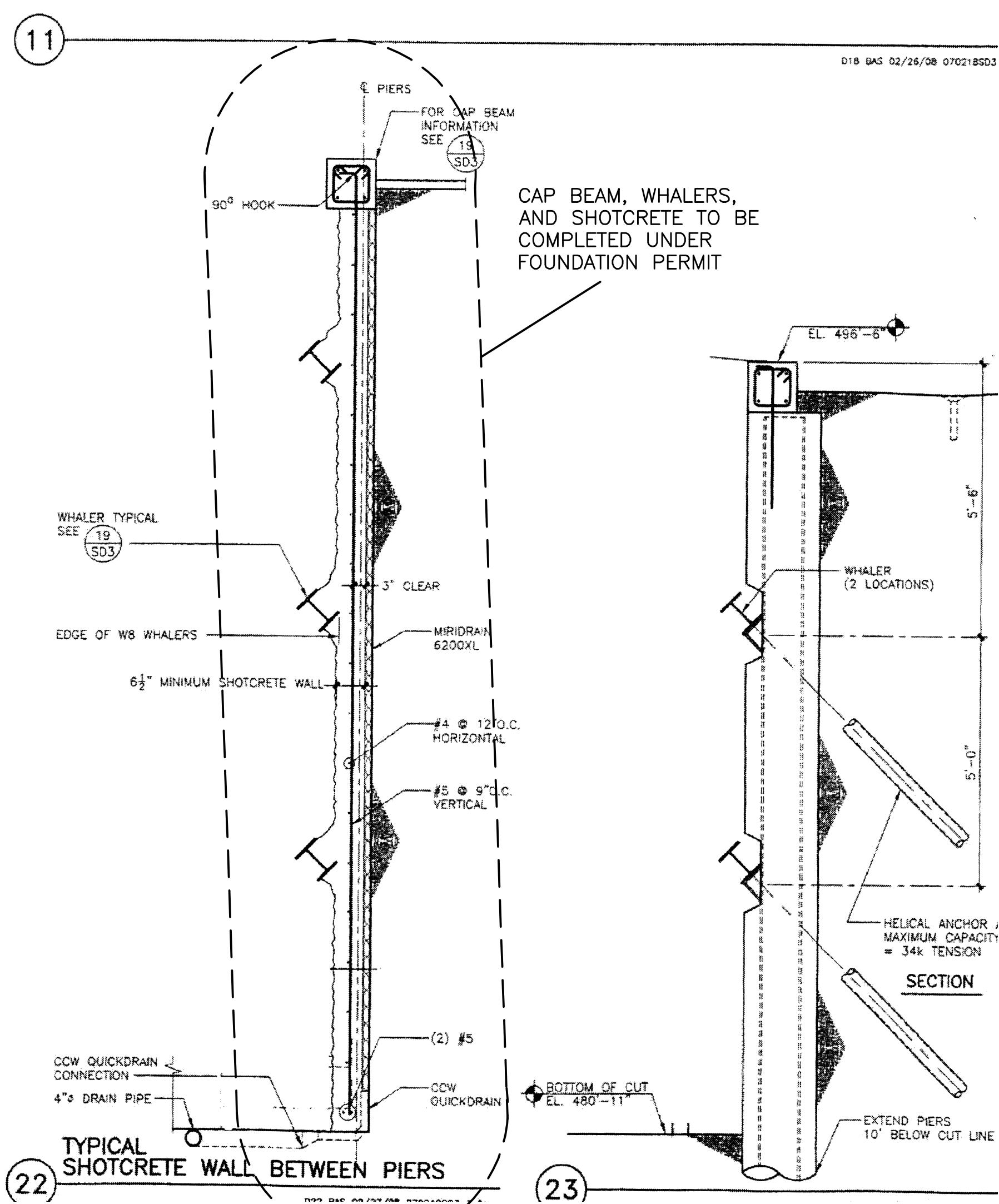
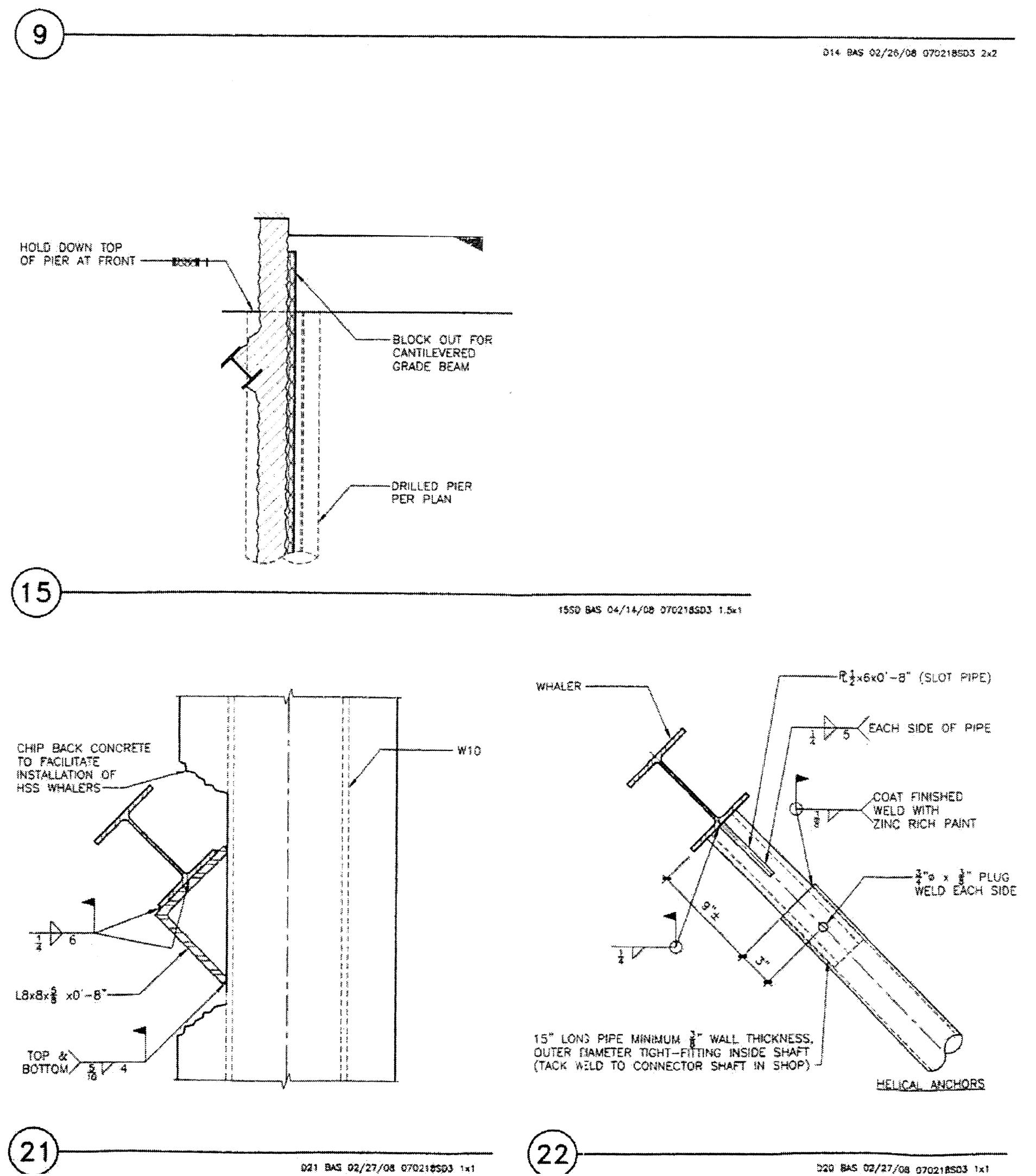
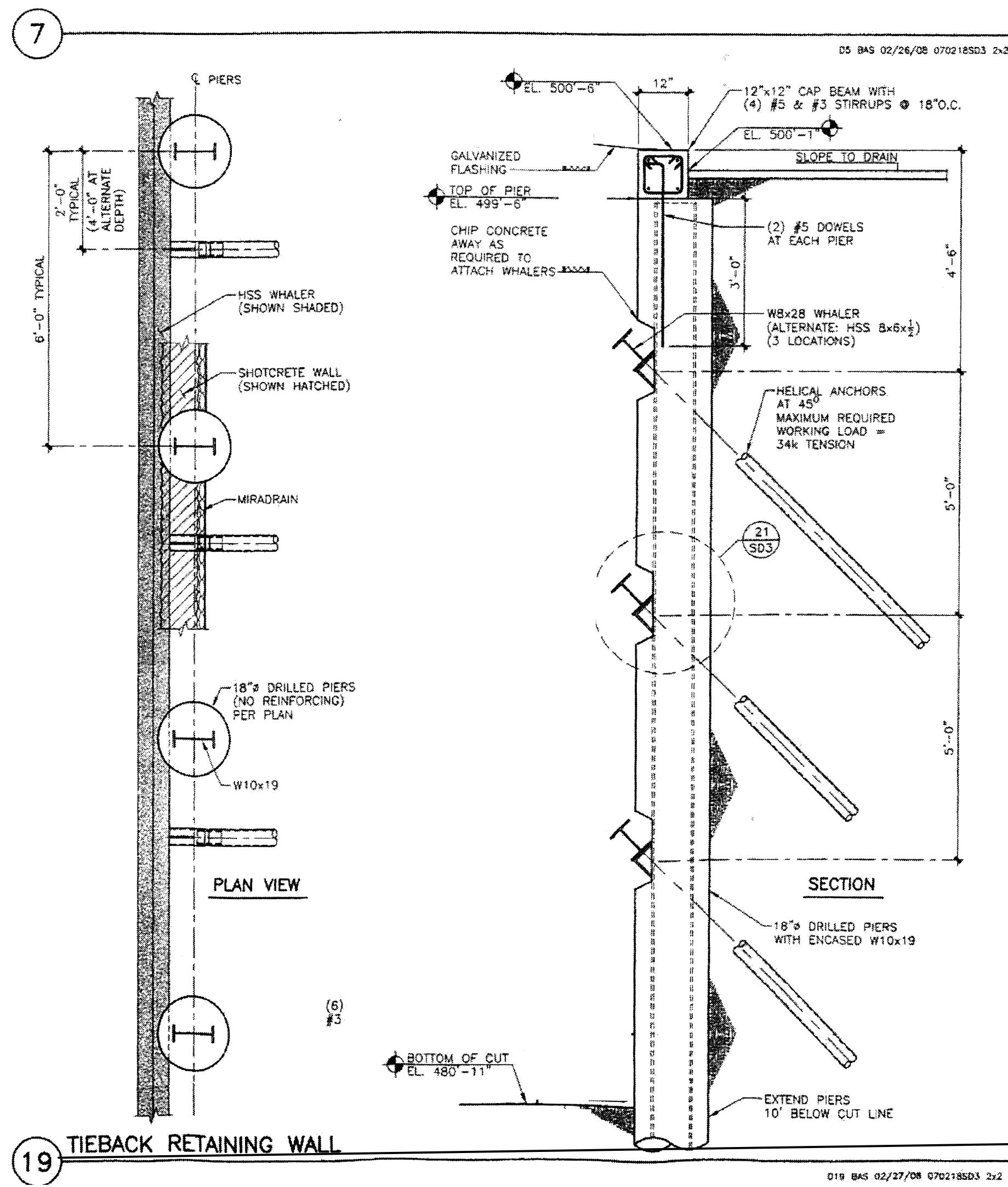
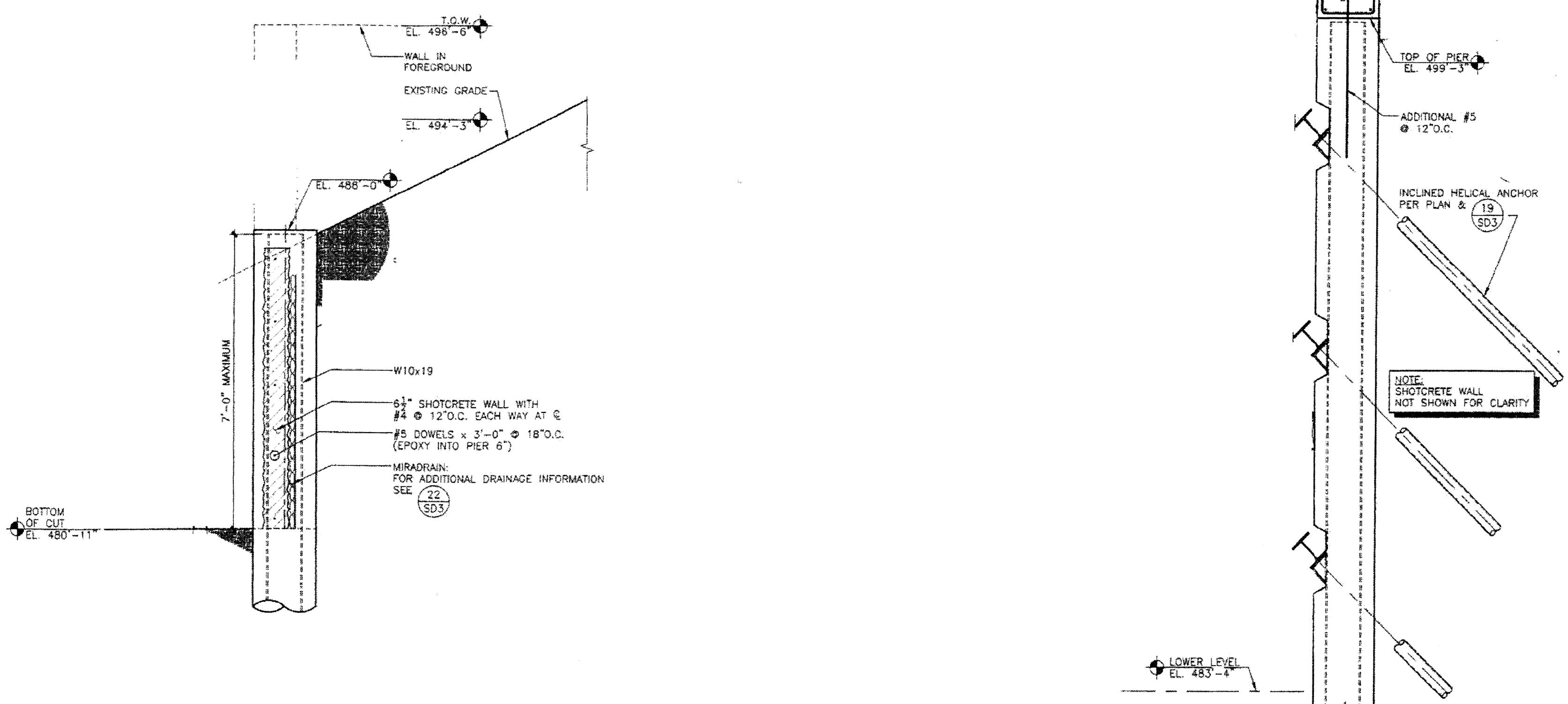
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A circular stamp with the following text:
PROFESSIONAL
JOSEPH OAKLEY
REGISTERED JR.
ENGINEER
No. 2000
Exp. 09/30/15
STRUCTURAL
STATE OF CALIFORNIA

**NOTE: WARRANTY OF EXISTING CONSTRUCTION IS
NOT INCLUDED IN SCOPE OF WORK**



19 TIEBACK RETAINING WALL

31

TYPICAL SHOTCRETE WALL BETWEEN

10' BELOW CUT LINE

S11